

3.0919 acres/1.25 hectares

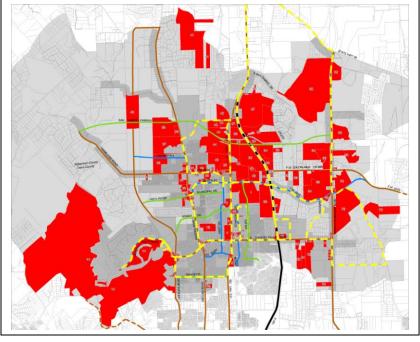
US 183 visibility and East Crystal Falls Pkwy. frontage

Utilities

Greenfield Corner

Potential commercial/retail

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3.0919 Acres/1.25 Hectares Brannen Property

Property								
Total Acreage: 3.0919 acres/1.25 hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. Q, R				
Location								
City: Leander				County: Williamson				
Address/Directions: 101 East	Crystal Falls	Parkway,	NE corner of	East Crystal F	alls Pkw	y. and Sout	h US 1	83
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: immediate frontage west Distance to Interstate Highways: 10 miles/16.1 kilometers east				Type of Zoning: General Commercial				
General Site Information								
Previous Use of Site: Greenfie	Genera	l Condition:	xcellent	Dimensions: 500 X 250 feet/152 x 76 meters				
Soil Composition (based upon Soil Survey of Williamson Cour Denton-Eckrant-Doss: modera shallow, calcareous, clayey, co indurated fractured limestone of to 2 percent slopes	nty, Issued Ja tely deep, sh bbly, and sto	anuary of allow and ony soils	1983): d very formed in					a high risk of corrosion rosion for concrete.
Adjoining Acreage Available:	Can Sit	e Be Divided:	No	o Lot Size:		Not Applicable		
Improvements Road Distance to Rail: immediately west Proximity to Port(s): Three (3) hours to Port of Houston				Name of Railroad: Union Pacific, Southern Pacific, Capital Met Commuter Rail Other Improvements: Frontage on East Crystal Falls Parkway and visibility from US 183				
Fenced: No				Landscaped: No				
Located within an Industrial Park: No				Type of Business: Commercial, Retail				
Deed Restriction(s): No				Covenants: No				
Utilities								
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Neares inches/40.6 cm Pressure: 88 psi/607				Sewer - Size of Nearest Line: 6 & 8 inches/15.2 & 20.3 cm		
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (8		330) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line:		6 inch/15.2 cm Poly		Pressure: Intermediate Pressure 2.8 miles/4.5 km west at West So Street		nediate Pressure located
lecommunication Service: Phone: (5 &T and/or SuddenLink (979) 595-		112) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (5		512) 259-1709		Facs: (512) 746-5807		Email claws		l: sondisp@earthlink.net
Sales Information								
ontact: Mr. O'Barr est, CCIM Phone: (512) 388-4475			Facs: (512)	388-4116	Email: orost@sbclglobal.r		<u>net</u>	Web Site: www.obarrrostrealtors
Sales Price: \$762,300 or \$17.5	Lease Price: Not Applicable							
Comments: Located on the NE square meter, Lowe's anchored interested in a one-acre/.4 hect	d "Gateway t	o Leande	r" shopping c					